MD&A

Management's Discussion and Analysis

Second Quarter
June 30, 2023

CANADA'S PREMIER NON-BANK LENDER™

Management's Discussion and Analysis

June 30, 2023

Our business

Atrium is a mortgage lender filling the lending gap that results from the limited number of financial institutions operating in Canada. We lend in major urban centres and where the stability and liquidity of real estate are high. Our loan portfolio is high quality but we are able to charge higher rates than the banks because we offer flexibility, creativity and excellent service. Our mortgages are secured by all types of residential, multi-residential and commercial real estate located in Canada, and must all be in strict compliance with our investment policies. Atrium has a 21-year track record of success and consistency in achieving our strategic objectives: to grow in a controlled manner by focusing on real estate sectors with the lowest risk profiles.

Our objective is to invest in a diverse portfolio of predominantly first mortgages that are relatively short-term, to provide our shareholders with stable and secure dividends while preserving shareholders' equity, all within the parameters mandated for a Mortgage Investment Corporation (MIC). Working within conservative risk parameters, we endeavour to maximize income and dividends through careful underwriting and efficient management of our mortgage investments.

Information herein is current as of August 3, 2023.

Highlights

Atrium continued to demonstrate strong financial performance. For the quarter ended June 30, 2023, we had revenues of $23.5 million compared to $18.2 million in the comparable period, an increase of 29.4%. Net income was $14.4 million compared with $10.7 million in the comparable period, an increase of 35.2%. Basic and diluted earnings per share were $0.33 and $0.32, respectively, compared with $0.25 basic and diluted earnings per share in the comparable period, an increase of 32.0% basic and 28.0% diluted.

We declared a regular dividend of $0.075 per share for each month in the quarter, a total of $0.45 for the year to date, consistent with dividends of $0.45 for the comparable period. Our regular and special dividends for the past five years are as follows:

Year	*Regular dividend*	*Special dividend*	*Total dividends paid*	*Earnings per share (basic)*
2018	$0.90	$0.04	$0.94	$0.95
2019	$0.90	$0.06	$0.96	$0.97
2020	$0.90	$0.02	$0.92	$0.93
2021	$0.90	$0.07	$0.97	$0.98
2022	$0.90	$0.23	$1.13[1]	$1.08
2023	$0.90	to be determined		

1) *The difference between dividends paid and earnings per share is largely due to a timing difference created by an impairment and provision for accounting that is excluded from the calculation of taxable income.*

We had $817.4 million of mortgages receivable as at June 30, 2023, a decrease of 5.0% from December 31, 2022. During the quarter, $62.6 million of mortgage principal was advanced and $86.6 million was repaid. The portfolio has a weighted average remaining term of 10.6 months.

Our focus continues to be lending in the major metropolitan areas of Ontario and British Columbia.

Revenues of $23.5 million, increase of 29.4% from comparative period

Earnings per share $0.33 basic and $0.32 diluted

Strong, high quality mortgage portfolio

96.2% first mortgages

98.0% less than 75% loan-to-value

Mortgages receivable $817.4 million, down 2.7% over the quarter

We focus on first mortgages with high liquidity and low loan-to-value ratios

Investment portfolio

Our mortgage portfolio consisted of 230 mortgage loans and aggregated $824.6 million at June 30, 2023, a decrease of 4.8% from December 31, 2022.

	As at June 30, 2023			As at December 31, 2022		
Property Type	**Number**	**Outstanding amount**	**% of Portfolio**	**Number**	**Outstanding amount**	**% of Portfolio**
(outstanding amounts in 000s)						
High-rise residential[1]	19	$ 279,332	33.9%	20	$ 300,989	34.7%
Mid-rise residential[1]	27	216,913	26.3%	30	225,281	26.0%
Low-rise residential[1]	13	129,371	15.7%	14	128,244	14.8%
House and apartment[2]	139	102,490	12.4%	158	108,124	12.5%
Condominium corporation[3]	11	1,980	0.2%	12	2,189	0.3%
Residential portfolio	209	730,086	88.5%	234	764,827	88.3%
Commercial[4]	21	94,521	11.5%	26	101,435	11.7%
Mortgage portfolio	230	824,607	100.0%	260	866,262	100.0%
Accrued interest receivable		5,572			5,418	
Mortgage discount		(79)			(94)	
Unamortized origination fees		(331)			(506)	
Allowance for mortgage losses		(12,348)			(10,706)	
Mortgages receivable		$ 817,421			$ 860,374	

1) *Mortgage loans on properties where the near-term business plan, as vetted by the lender, is to intensify the property into low-rise residential (detached, semi-detached, townhomes and/or multi-unit residential buildings up to 4 storeys), mid-rise residential (multi-unit residential buildings from 5-20 storeys and stacked townhomes) or high-rise residential (multi-unit residential buildings over 20 storeys).*
2) *Mortgage loans on existing single-family or multi-family residential homes and apartment buildings.*
3) *Mortgage loans to residential condominium corporations for guest suites, superintendent suites and green loans.*
4) *Mortgage loans on properties where the existing real estate is currently, or the proposed development project after rezoning will be mixed use, commercial or industrial.*

A summary of our mortgages by loan type is presented below.

	As at June 30, 2023			As at December 31, 2022		
Loan type	**Number**	**Outstanding amount**	**% of Portfolio**	**Number**	**Outstanding amount**	**% of Portfolio**
(outstanding amounts in 000s)						
Term loans	221	$ 764,815	92.7%	252	$ 809,722	93.5%
Construction loans	9	59,792	7.3%	8	56,540	6.5%
	230	$ 824,607	100.0%	260	$ 866,262	100.0%

A summary of our mortgages by size is presented below.

	As at June 30, 2023			As at December 31, 2022		
Mortgage amount	**Number**	**Outstanding amount**	**% of Portfolio**	**Number**	**Outstanding amount**	**% of Portfolio**
(outstanding amounts in 000s)						
$0 - $2,500,000	159	$ 106,825	13.0%	182	$ 121,213	14.0%
$2,500,001 - $5,000,000	22	87,337	10.6%	26	101,884	11.8%
$5,000,001 - $7,500,000	15	92,831	11.2%	19	118,391	13.6%
$7,500,001 - $10,000,000	9	75,916	9.2%	7	58,103	6.7%
$10,000,001 +	25	461,698	56.0%	26	466,671	53.9%
	230	$ 824,607	100.0%	260	$ 866,262	100.0%

As of June 30, 2023, the average outstanding mortgage balance was $3.6 million (December 31, 2022 – $3.3 million), and the median outstanding mortgage balance was $0.8 million (December 31, 2022 – $0.8 million).

The tables below show our mortgage portfolio by location of the underlying property and type of mortgage. The weighted average interest rates shown exclude the lender fees paid by the borrower and reflect the yield to Atrium. As at June 30, 2023, 84.6% of our portfolio was priced at floating rates, the majority with rate floors, up from 75.4% at December 31, 2022.

	As at June 30, 2023				
Location of underlying property	**Number of mortgages**	**Outstanding amount**	**Percentage outstanding**	**Weighted average loan to value**	**Weighted average interest rate**
(outstanding amounts in 000s)					
Greater Toronto Area	148	$ 591,157	71.7%	61.1%	11.57%
Non-GTA Ontario	51	30,624	3.7%	65.4%	9.04%
British Columbia	30	195,376	23.7%	54.7%	10.62%
Alberta	1	7,450	0.9%	71.0%	13.75%
	230	$ 824,607	100.0%	59.8%	11.27%

	As at December 31, 2022				
Location of underlying property	**Number of mortgages**	**Outstanding amount**	**Percentage outstanding**	**Weighted average loan to value**	**Weighted average interest rate**
(outstanding amounts in 000s)					
Greater Toronto Area	169	$ 598,207	69.0%	59.7%	11.04%
Non-GTA Ontario	61	38,950	4.5%	68.7%	8.25%
British Columbia	28	220,727	25.5%	56.4%	10.41%
Alberta	2	8,378	1.0%	71.2%	12.55%
	260	$ 866,262	100.0%	59.4%	10.77%

We have an exceptionally high proportion of our portfolio invested in first mortgages (96.2%), which is one of our core strategies.

As at June 30, 2023, the weighted average loan-to-value ratio in our mortgage portfolio was 59.8%, with 98.0% of the portfolio below 75% loan-to-value (At December 31, 2022, the weighted average loan-to-value ratio in our mortgage portfolio was 59.4%, with 97.1% of the portfolio below 75% loan-to-value).

	As at June 30, 2023			
Type of mortgage	**Number of mortgages**	**Outstanding amount**	**Percentage outstanding**	**Weighted average interest rate**
(outstanding amounts in 000s)				
First mortgages				
Conventional	196	$ 781,321	94.8%	11.32%
Non-Conventional	14	9,593	1.2%	8.6%
Other	11	1,980	0.2%	7.46%
	221	792,894	96.2%	11.28%
Second and third mortgages				
Conventional	8	24,353	3.0%	11.32%
Non-conventional	1	7,360	0.8%	9.50%
	9	31,713	3.8%	10.90%
	230	$ 824,607	100.0%	11.27%

	As at December 31, 2022			
Type of mortgage	**Number of mortgages**	**Outstanding amount**	**Percentage outstanding**	**Weighted average interest rate**
(outstanding amounts in 000s)				
First mortgages				
Conventional	229	$ 780,133	90.1%	10.74%
Non-Conventional	8	18,956	2.1%	10.49%
Other	12	2,189	0.3%	7.48%
	249	801,278	92.5%	10.72%
Second and third mortgages				
Conventional	10	57,624	6.7%	11.61%
Non-conventional	1	7,360	0.8%	9.50%
	11	64,984	7.5%	11.37%
	260	$ 866,262	100.0%	10.77%

Conventional mortgages are those with a loan-to-value of less than or equal to 75%, which is the industry standard for determining that a mortgage is conventional. Non-conventional mortgages are those with a loan-to-value in excess of 75%.

The weighted average term remaining for our mortgage portfolio at June 30, 2023 is 10.6 months (December 31, 2022 – 10.9 months).

Our business

In Canada there is a lending gap due to the limited number of financial institutions operating. Our business is to help fill that gap by focusing on loans that cannot be placed with larger financial institutions but represent an acceptable underwriting risk. Our borrowers benefit from our efficient, thorough and fast underwriting process. We lend in major urban centres where the stability and liquidity of real estate are at the highest levels.

Our policy is that the weighted average loan-to-value ratio of our mortgage portfolio, as a whole, at the time of underwriting each loan in our portfolio, will not exceed 75%. At June 30, 2023, the weighted average loan-to-value ratio of the mortgage portfolio was considerably lower than that, at 59.8%, compared to 59.4% at December 31, 2022.

A typical loan in our portfolio has an interest rate of 6.99% to 13.95% per annum, a one or two-year term and monthly interest-only mortgage payments. Pricing on new loans during the second quarter typically range between 8.99% to 10.45%.

Our lending parameters are as follows:

- Mortgages on residential and commercial properties up to a maximum of 75% of appraised value.
- Loans on single family residences up to 75% of appraised value.
- Mortgages on income-producing real estate up to a maximum of 85% of appraised value.
- Construction loans up to a maximum of 90% of cost.
- Loans to condominium corporations.

Mortgage loan amounts are generally $300,000 to $30 million. The largest single mortgage in our mortgage portfolio as at June 30, 2023 was $46.0 million (December 31, 2022 – $44.8 million).

Our investment policies, which may be changed by our board of directors ("board"), are as follows:

- We may invest only in residential mortgages, commercial mortgages, commercial mortgage backed securities and certain related investments.
- All investments must be mortgages on the security of real property situated within Canada, loans to condominium corporations, or certain permitted interim investments.
- Commercial mortgages may not constitute more than 50% of our total assets at any time.
- The term of the mortgage may generally be no greater than ten years.
- Mortgages are subject to the following geographic limits at the time of funding: Alberta – maximum 15% of total mortgages; British Columbia – maximum of 45% of total mortgages.
- No single borrower may account for more than 15% of our total assets.
- All mortgages are supported by external appraisals by a qualified appraiser. All mortgages, except mortgages secured by one to six residential units, are also supported by environmental audits.
- The maximum initial loan-to-value ratio of an individual mortgage is 85% including any prior ranking encumbrances, and the weighted average loan-to-value ratio of our mortgage portfolio at the time of underwriting each loan may not exceed 75%.
- Our ratio of debt to equity must be less than 1:1.
- We do not invest directly in real property, although real property may be acquired by foreclosing on a mortgage.
- A mortgage investment of: (i) $4,000,000 or more requires approval of the board; (ii) between $2,000,000 and $4,000,000 requires approval of three members of the board, including at least two independent directors; and (iii) $2,000,000 or less requires approval of any one member of the board. For loans previously approved, the approval of one member of the board is required (i) for changes to the loan that do not exceed the approved amount by more than the greater of (a) $200,000 or (b) 2% of the previously approved loan amount; or (ii) for minor technical amendments that do not change other underwriting considerations, provided in all cases that the loan to value ratio increases by less than 5% and the ratio is 75% or less. We may invest in interim investments that are guaranteed by the Government of Canada or of a province or territory of Canada or deposits or certificates of deposits, acceptances and other similar instruments issued, endorsed or guaranteed by a Schedule I Bank in any amount without prior board approval.
- We may not make unsecured loans to, nor invest in securities issued by, our manager or its affiliates, nor make unsecured loans to the directors or officers of the manager.
- We may not make any investment, or incur any indebtedness, that would result in our not qualifying as a MIC.

Our objective is to invest in a diverse portfolio of predominantly first mortgages that are relatively short-term, to provide our shareholders with stable and secure dividends while preserving shareholders' equity, all within the parameters mandated for a MIC. Working within conservative risk parameters, we endeavour to maximize income and dividends through the sourcing and efficient management of our mortgage investments.

We are a non-bank lender and invest in mortgages secured by all types of residential, multi-residential and commercial real property located in Canada, subject to compliance with our investment policies. The types of properties that we finance include residential houses, small multi-family residential properties comprised of six or fewer units, residential apartment buildings, commercial properties and store-front retail properties, commercial properties and residential and commercial land development sites. We also finance construction projects and provide short-term bridge financing for real estate developers. Our strategy is to grow in a controlled manner by diversifying geographically, and focusing on real estate sectors with the lowest risk profiles. For larger loan amounts, we generally co-lend with a financial institution or private lender.

We qualify as a MIC and are restricted from any activity that would result in us failing to qualify as a MIC. In order to qualify as a MIC, we must satisfy the requirements in subsection 130.1(6) of the *Income Tax Act* (Canada) ("ITA") throughout the taxation year. Among the requirements are:

- We can only invest or manage funds and cannot manage or develop real property.
- We cannot own debts secured on real property situated outside Canada, debts owing by non-residents unless such debts were secured on real property situated in Canada, shares of the capital stock of corporations not resident in Canada, or real property situated outside of Canada or any leasehold interest in such property.
- No shareholder (together with related persons, as defined in the ITA) may at any time own, directly or indirectly, more than 25% of our common shares.
- The cost for tax purposes of cash on hand, debts secured on specified residential properties, and funds on deposit with a Canada Deposit Insurance Fund or Régie de l'assurance-dépôts du Québec-insured institution or credit union must constitute at least 50% of the cost of all of our property.
- The cost for tax purposes of any interests in real property (including leaseholds but excepting real or immovable property acquired by foreclosure after default by the mortgagor) may not exceed 25% of the cost of all of our property.
- There are certain restrictions as to our maximum debt-to-equity ratio.

We are managed by Canadian Mortgage Capital Corporation (the "manager" or "CMCC"), which is our exclusive manager and arranges and services our mortgage loans and otherwise directs our affairs and manages our business. For explanations as to some of the terms used herein, please refer to our Annual Information Form for the year ended December 31, 2022, which is available at www.sedarplus.ca.

Recent Developments

Atrium posted record net income of $14.4 million in the second quarter despite sluggish real estate market conditions. These earnings translated into $0.33 per share which matched the record EPS posted in the first quarter of the year. The gross mortgage portfolio of $824.6 million was down 2.5% quarter-over-quarter but remained 0.9% higher than the comparable period. The change during the quarter was driven by total principal advances of $62.6 million offset by $86.6 million of repayments. Market conditions remained stagnant due to economic uncertainties around key variables such as inflation, interest rates, unemployment, and GDP growth. Developers continued to remain cautious in terms of capital deployment due to higher input costs, limited financing options and issues around housing affordability. Individual home owners continued to experience financial stress from higher interest rates and inflationary pressure. In spite of these market conditions, Atrium continued to deliver strong financial results as higher interest rate levels resulted in higher revenues while expense levels remained relatively stable given the portfolio size.

The portfolio mortgage rate at quarter end was a record 11.27% which increased from 11.04% in the previous quarter. This increase was largely driven by a 25 bps rate increase in the Bank of Canada overnight rate on June 7, 2023 which directly impacts the prime rate used to price loans to borrowers. Shortly after quarter end, the Bank of Canada instituted another rate increase of 25 bps on July 12, 2023 which will add upward pressure to the portfolio rate going forward. In addition to rate increases, 84.6% of loans were priced at floating rates at quarter end which is up from 75.4% at the beginning of the year. Most of the fixed rate loans are single family loans with terms of 12 months so they also reprice relatively frequently. In fact, lower rate single family loans experienced a higher than normal level of payouts in the quarter driven by strong origination growth from the comparable period. The higher portfolio mortgage rate overall drove earnings and more than offset the slight contraction in the portfolio balance over the quarter. The majority of floating rate loans also have rate floors in place to protect against potential rate decreases in the future.

The rate on the credit facility was 6.96% during the quarter which increased from 6.72% in the previous quarter due to the Bank of Canada rate hike in early June. The floating rate credit facility represented just 21.5% of the total funding sources of the business at quarter end thus the impact of rising rates on interest expense is limited relative to the revenue increases derived from the mortgage portfolio. The balance of the company's funding profile is largely comprised of $489.0 million of equity capital and $156.8 million of convertible debentures, which are locked in at favorable rates for several years with $25.3 million first coming due in June 2024. The maximum available under our credit facility is $315.0 million but the company has the right to increase the facility by up to an additional $35.0 million such that the total maximum availability would be up to $350.0 million. This provides a source of capital for both growth and liquidity purposes.

The allowance for mortgages losses increased to $12.3 million or 1.50% of the gross mortgage portfolio, which is up from 1.38% in the previous quarter. There were no Stage 3 or impaired loans at quarter end; therefore, the allowance was entirely attributable to performing loans. Stage 2 loans increased by $39.8 million to $77.1 million over the quarter due in large part to one loan that went into arrears in Vancouver. This particular loan is well secured and is not deemed to be impaired. Total loans in Stage 2 represented 9.4% of the total gross portfolio compared to 4.4% in the first quarter of 2023 and 0.8% in the comparable period. Stage 2 loans are assessed individually to determine expected credit losses whereas Stage 1 loans are assessed collectively using an expected credit loss model. Increases in expected credit losses were driven by macroeconomic factors including GDP growth, housing prices and unemployment which are all expected to deteriorate over the coming quarters. A prolonged slowdown compounds the financial stress on borrowers and increases the probability of loans going into default. Although prices in the resale market have improved somewhat over the past couple of months, the economy is expected to slowdown considerably in the coming quarters due to recent rate hikes which implies higher credit risk for Atrium as well as all other industry participants.

Risk management remains a top priority as the business continues to navigate through uncertain market conditions. Our management team has experience working through different real estate cycles and understands the importance of lending defensively and proactively managing the portfolio to mitigate any potential losses. At quarter end, the portfolio LTV remained relatively low at 59.8% and 96.2% of loans were in first position. As importantly, only 2.0% of the mortgage portfolio had a loan to value greater than 75%. Mortgages remained concentrated in larger urban centers where liquidity is highest and our relationships are deepest. And the business continues to employ conservative lending parameters aligned to current market conditions. Management's first priority is to maintain a high quality, resilient portfolio that can withstand challenging market conditions. The business is pacing well ahead of the prior year in terms of earnings growth and management remains cautiously optimistic that the business can continue to grow over the course of the year in a risk prudent manner.

Results of Operations

(In this section, dollars are in thousands of Canadian dollars, except per share amounts)

Financial summary *(unaudited)*	**Three months ended June 30**		**Six months ended June 30**	
	2023	**2022**	**2023**	**2022**
Revenue	$ 23,548	$ 18,201	$ 47,255	$ 34,578
Mortgage servicing and management fees	(2,052)	(2,461)	(4,106)	(4,339)
Other expenses	(332)	(212)	(776)	(536)
Impairment of investment property held for sale	–	–	–	(1,832)
Recovery of (provision for) mortgage losses	(690)	(383)	(1,485)	1,430
Income before financing costs	20,474	15,145	40,888	29,301
Financing costs	(6,045)	(4,470)	(12,247)	(8,028)
Earnings and total comprehensive income	$ 14,429	$ 10,675	$ 28,641	$ 21,273
Basic earnings per share	$ 0.33	$ 0.25	$ 0.66	$ 0.50
Diluted earnings per share	$ 0.32	$ 0.25	$ 0.63	$ 0.50
Dividends declared	$ 9,822	$ 9,675	$ 19,607	$ 19,323
Mortgages receivable, end of period	$ 817,421	$ 811,699	$ 817,421	$ 811,699
Total assets, end of period	$ 831,917	$ 830,357	$ 831,917	$ 830,357
Shareholders' equity, end of period	$ 489,010	$ 476,839	$ 489,010	$ 476,839

Summary of quarterly results *(unaudited)*

	Q2 2023	Q1 2023	Q4 2022	Q3 2022	Q2 2022	Q1 2022	Q4 2021	Q3 2021
Revenue	$ 23,548	$ 23,707	$ 23,159	$ 20,634	$ 18,201	$ 16,377	$ 15,767	$ 15,870
Mortgage servicing and management fees	(2,052)	(2,054)	(2,131)	(2,056)	(2,461)	(1,878)	(1,778)	(1,792)
Other expenses	(332)	(444)	(270)	(292)	(212)	(324)	(249)	(283)
Impairment of investment property held for sale	–	–	–	–	–	(1,832)	–	–
Recovery of prior mortgage losses	–	157	50	–	200	800	–	–
Recovery of (provision for) mortgage losses	(690)	(952)	(1,230)	(1,114)	(583)	1,013	(20)	(400)
Income before financing costs	20,474	20,414	19,578	17,172	15,145	14,156	13,720	13,395
Financing costs	(6,045)	(6,202)	(6,345)	(5,346)	(4,470)	(3,558)	(2,981)	(2,840)
Net income and comprehensive income	$ 14,429	$ 14,212	$ 13,233	$ 11,826	$ 10,675	$ 10,598	$ 10,739	$ 10,555
Basic earnings per share	$ 0.33	$ 0.33	$ 0.31	$ 0.27	$ 0.25	$ 0.25	$ 0.25	$ 0.25
Diluted earnings per share	$ 0.32	$ 0.31	$ 0.30	$ 0.27	$ 0.25	$ 0.25	$ 0.25	$ 0.25
Dividends declared	$ 9,822	$ 9,785	$ 19,707	$ 9,706	$ 9,675	$ 9,648	$ 12,620	$ 9,601

Results of operations – Three months ended June 30, 2023

For the three months ended June 30, 2023, mortgage interest and fees revenues aggregated $23,319, compared to $18,274 in the comparative period, an increase of 27.6%. Virtually all our revenues are mortgage interest; therefore, the increase in revenue is due to a higher weighted average interest rate in the current quarter and a higher mortgage portfolio balance this quarter compared to the second quarter of 2022. The higher weighted average interest rate was driven by higher benchmark market rates compared to the prior year. A variety of other factors can affect the changes in the weighted average interest rate of our mortgage portfolio from quarter to quarter. No single factor is determinative or material for the mortgage portfolio as a whole, however, such factors include, but are not limited to, the timing of changes in the prime rate of interest, the timing and dollar amount of mortgages advanced and/or repaid in the period, the types of properties on which mortgage loans are advanced and/or repaid in the period, the location of the underlying properties on which mortgage loans are advanced and/or repaid, the types of mortgage loans advanced and/or repaid during the period and whether the mortgage loans advanced and/or repaid during the period are conventional or non-conventional mortgages. The weighted average interest rate on our mortgage portfolio was 11.27% at June 30, 2023, compared with 8.90% at June 30, 2022. We generated net rental income of $229 for the three months ended June 30, 2023 from our investment properties compared to net rental loss of $73 for the three months ended June 30, 2022 as a result of an improvement in the vacancy rate and higher rents in the current quarter. The comparable period included repairs costs incurred to one of the properties.

Operating expenses, excluding the provision for mortgage losses and recovery of prior mortgage losses for the three months ended June 30, 2023 were $2,384, compared to $2,673 in the comparative period, a decrease of 10.8%. This decrease is primarily due to lower mortgage servicing and management fees and offset by an increase in professional fees. Mortgage servicing and management fees paid (that is, the management fee plus HST) aggregated $2,052 for the three months ended June 30, 2023, compared with $2,461 in the comparative period. This decrease was due a one-time catch-up of mortgage servicing fees incurred for mortgages that were serviced by third parties in the comparable period. Other expenses include a fair value adjustment on deferred share units of ($68) compared to a fair value adjustment of ($116) in the comparative quarter due to fluctuations in the share price between the quarters. Professional fees for the three month period ended June 30, 2023 of $109 increased from $69 in the comparable period due to increased legal fees associated with recovering proceeds from a loan in default. The recovery of prior mortgage losses was $nil in the quarter compared to ($200) in the comparative period. These amounts represent settlements from guarantors to recover a portion of losses on loans incurred from prior years. The provision for mortgage losses was $690 in the quarter, for a total allowance of $12,348 at June 30, 2023 compared to $583 in the comparative period and a total allowance of $8,362 at June 30, 2022.

Financing costs for the three months ended June 30, 2023 were $6,045, compared to $4,470 in the same period of 2022, an increase of 35.2%. Coupon rate interest on convertible debentures was $2,163 for the three months ended June 30, 2023 compared to $2,145 for the comparative period. Accretion and other costs were $411 for the three months ended June 30, 2023 compared to $406 for the comparative period. Interest expense on the credit facility was $3,375 for the three months ended June 30, 2023, up from $1,800 for the comparative period. This increase is due to a higher weighted average cost of borrowing in the second quarter of 2023 (6.96%) compared to the second quarter of 2022 (3.65%) as a result of increases in the prime rate and banker's acceptance rates between the periods.

Net income and comprehensive income for the three months ended June 30, 2023 was $14,429, an increase of 35.2% from net income and comprehensive income of $10,675 for the same period in the prior year. Basic and diluted earnings per common share were $0.33 and $0.32, respectively, for the three months ended June 30, 2023, compared with $0.25 basic and diluted earnings per share for the comparable period.

During the three months ended June 30, 2023, we funded mortgages receivable aggregating $69,169. Of those advances, $68,705 were first mortgages, representing 99.3% of the total loans funded. British Columbia advances were $15,258, advances of $146 were on properties in Alberta, $2,592 were non-GTA Ontario and the remaining $51,173 were for mortgages on properties located in the Greater Toronto Area. There were $90,466 of repayments during the period.

Results of operations – Six months ended June 30, 2023

For the six months ended June 30, 2023, mortgage interest and fees revenues aggregated $46,829, compared to $34,509 in the comparative period, an increase of 35.7%. Virtually all our revenues are mortgage interest, therefore, the increase in revenue is due to a higher weighted average interest rate in the current period and a higher average mortgage portfolio balance this period compared to the first six months of 2022. A variety of factors affect the changes in the weighted average interest rate of our mortgage portfolio from quarter to quarter. No single factor is determinative or material for the mortgage portfolio as a whole, however, such factors include, but are not limited to, changes in prime rate of interest, the dollar amount of mortgages advanced and/or repaid in the period, the types of properties on which mortgage loans are advanced and/or repaid in the period, the location of the underlying properties on which mortgage loans are advanced and/or repaid, the types of mortgage loans advanced and/or repaid during the period and whether the mortgage loans advanced and/or repaid during the period are conventional or non-conventional mortgages. The weighted average interest rate on our mortgage portfolio was 11.27% at June 30, 2023, compared with 8.90% at June 30, 2022. We generated net rental income of $426 for the six months ended June 30, 2023 from our investment properties compared to net rental income of $69 for the six months ended June 30, 2022. The increase was a result of an improvement in the vacancy rate and higher rents in the period. The comparable period included repairs costs incurred to one of the properties.

Operating expenses, excluding the provision for mortgage losses and impairment of investment properties held for sale, for the six months ended June 30, 2023 were $4,882, compared to $4,875 in the comparative period. Mortgage servicing and management fees paid (that is, the management fee plus HST) aggregated $4,106 for the six months ended June 30, 2023, compared with $4,339 in the comparative period. This decrease was due a one-time catch-up of mortgage servicing fees incurred for mortgages that were serviced by third parties in the comparable period. We incurred a fair value adjustment on deferred share units of $16 compared to a fair value adjustment of ($111) in the comparative period due to fluctuations in the share price during the quarters. Professional fees for the six month period ended June 30, 2023 of $169 increased from $112 in the comparable period due to increased legal fees associated with recovering proceeds from a loan in default. Operating expenses in the comparable period included an impairment of investment properties held for sale of $1,832 compared to $nil in the six month period ended June 30, 2023. Recovery of prior mortgage losses in the six month period ended June 30, 2023 was ($157) compared to ($1,000) in the comparable period. The provision for mortgage losses was $1,642 in the period, for a total allowance of $12,348 at June 30, 2023 compared to a recovery of ($430) in the comparative period for a total allowance of $8,362 at June 30, 2022.

Financing costs for the six months ended June 30, 2023 were $12,247, compared to $8,028 in the same period of 2022, an increase of 52.6%. Coupon rate interest on convertible debentures was $4,320 for the six months ended June 30, 2023 compared to $3,867 for the comparative period. This increase was a result of the March 18, 2022 convertible debenture issuance being only partially outstanding in the prior period. Accretion and other costs were $821 for the six months ended June 30, 2023 compared to $713 for the comparative period. Interest expense on the credit facility was $6,894 for the six months ended June 30, 2023, up from $3,238 for the comparative period. This increase is due to a higher weighted average cost of borrowing in the first half of 2022 (6.84%) compared to the first half of 2022 (3.28%) as a result of increases in the prime rate and banker's acceptance rates between the periods.

Net income and comprehensive income for the six months ended June 30, 2023 was $28,641, an increase of 34.6% from net income and comprehensive income of $21,273 for the same period in the prior year. Basic and diluted earnings per common share were $0.66 and $0.63 respectively for the six months ended June 30, 2023, compared with $0.50 basic and diluted earnings per share for the comparable period in the previous year.

During the six months ended June 30, 2023, we funded mortgages receivable aggregating $140,674. Of those advances, $139,193 were first mortgages, representing 98.9% of the total loans funded. British Columbia advances were $23,482, advances of $640 were on properties in Alberta, $4,639 were non-GTA Ontario and the remaining $111,913 were for mortgages on properties located in the Greater Toronto Area. There were $182,329 of repayments during the period.

Liquidity and capital resources

At June 30, 2023, we had borrowings under the credit facility (excluding unamortized and prepaid financing costs) of $179,189. The credit facility, currently authorized for up to $315,000 (December 31, 2022 – $315,000), is provided by a syndicate of five major chartered banks, drawn through a combination of bankers' acceptances and bank loans to

minimize our borrowing costs. At any time during the term of the credit facility, the company has the right to increase the credit facility by up to an additional $35,000 (such that the total maximum availability would be up to $350,000).

At June 30, 2023, we had five series of convertible debentures outstanding, with a total book value of $156,785 and a face value (and maturity value) of $163,300. For additional information on the operating credit facility and the debentures, please refer to Notes 7 and 9, respectively, of our accompanying interim consolidated financial statements.

The growth in our mortgage portfolio since inception has been financed by the issuance of common shares, issuance of convertible debt, and through the operating credit facility. We expect to be able to generate sufficient funds for future growth in net mortgage loan investments by utilizing those three sources of funds. As at June 30, 2023, total debt was 41.2% of total assets (December 31, 2022 – 45.6%). Our policy and our banking arrangements both require that debt not exceed 50.0% of total assets.

Changes in financial position

Cash provided by investing activities during the six month period ended June 30, 2023 consisted of principal repayments received of $174,417, less advances of principal on mortgage loan investments of $127,889 for net cash repayments of mortgage loan investments of $46,528.

Borrowings under our operating credit facility (excluding unamortized and prepaid financing costs) decreased to $179,189 at June 30, 2023, from $223,959 at December 31, 2022, due to the decrease in our mortgage portfolio.

Accounts payable and accrued liabilities, including accrued convertible debenture interest, were $4,382 at June 30, 2023 compared to $7,041 at December 31, 2022. Dividends payable were $3,277 at June 30, 2023, down from $13,217 at December 31, 2022 due to the special dividend for 2022 that was paid on February 28, 2023 of $0.23 per share.

Share capital increased to $476,046 at June 30, 2023 from $471,882 at December 31, 2022, primarily due to the issuance of common shares under the dividend reinvestment plan.

Contractual obligations

Contractual obligations due at June 30, 2023 were as follows:

As at June 30, 2023	Total obligation	Within 1 year	1 to 3 years	3 to 5 years	More than 5 years
Borrowings under credit facility	$188,106	$188,106	$ –	$ –	$ –
Accounts payable and accrued liabilities	3,466	3,466	–	–	–
Accrued convertible debenture interest	916	916	–	–	–
Dividends payable	3,277	3,277	–	–	–
Convertible debentures	193,496	33,927	74,860	7,556	77,153
Total contractual obligations	$389,261	$229,692	$74,860	$ 7,556	$ 77,153

We have commitments to advance additional funds under existing mortgages of $67,039 and for new mortgages of $45,550 at June 30, 2023 (December 31, 2022 – $76,625, $1,693, respectively). Generally, outstanding commitments are expected to be funded within the next 24 months. Our experience, however, has been that a portion of the unfunded amounts on existing mortgages will never be drawn.

Off-balance sheet arrangements

As at June 30, 2023, we had $9,452 (December 31, 2022 – $12,158) of letters of credit (LCs) outstanding which were issued under our operating credit facility. The maximum available by way of LCs under our operating credit facility at June 30, 2023 was $25,000 (December 31, 2022 – $25,000). LCs represent irrevocable assurances that our banks will make payments in the event that a borrower of the company cannot meet its obligations to third parties. LCs carry the same credit risk, recourse and collateral security requirements as mortgages extended to customers. $601 of cash was received, and is recorded in accounts payable and accrued liabilities for letters of credit on mortgages that are discharged (December 31, 2022 – $3,551).

Transactions with related parties

Transactions with related parties are in the normal course of business and are recorded at the exchange amount, which is the amount of consideration established and agreed to by the related parties, and are measured at fair value.

The manager is responsible for our day-to-day activities. We incurred management and mortgage servicing fees from a subsidiary of the manager of $2,033 for the three month and $4,047 (including HST) for the six month period ended June 30, 2023 (three and six month period ended June 30, 2022 – $1,990 and $3,868). Mr. Robert G. Goodall

is a director and part of the key management personnel of the manager, received compensation from the manager, and is also a director of Atrium. The management agreement between us and the manager contains provisions for the payment of termination fees to the manager in the event that the management agreement is terminated in certain circumstances. The manager also acts as broker for our mortgages. The manager receives origination fees from the borrowers of up to 1% of the amount being funded; origination fees in excess of 1% are split between the manager and Atrium.

During the three and six month period ended June 30, 2023 CMCC reimbursed the company for share-based payment expenses of $31 and $63 respectively related to grants under the company's DSIP (three and six months period ended June 30, 2022 – $nil and $nil).

Under an employee share purchase plan (ESPP) for the company's common shares, participants, including employees of CMCC, may contribute up to an annual maximum to the ESPP and CMCC matches 50% of the participants' contributions. The total amount matched by CMCC for the six month period ended June 30, 2023 was $33 (six months ended June 30, 2022 – $32).

Certain of the company's mortgages receivable are shared with other investors. As at June 30, 2023, companies owned by a director and/or officer of the company were not co-invested in any syndicated mortgage receivable (December 31, 2022 – one syndicated mortgage receivable of $22,000, of which the company's share was $21,000, of which $19,750 had been funded).

As at June 30, 2023, the company had nil mortgages receivable (December 31, 2022 – two) from borrowers over which a director and or officer of the company has joint control, with the company's share of the gross commitments totaling $nil (December 31, 2022 – $9,200), of which $nil had been funded at June 30, 2023 (December 31, 2022 – $8,350). During the three and six month period ended June 30, 2023, the company recognized net mortgage interest and fees of $62 and $377 (June 30, 2022 – three mortgages receivable; three and six month period ended June 30, 2022 – $275 and $512) from borrowers over which a director and or officer of the company has joint control.

Critical accounting estimates and policies

Our interim consolidated financial statements for the three and six month period ended June 30, 2023 are prepared in accordance with Canadian generally accepted accounting principles (GAAP) and International Financial Reporting Standards (IFRS), as set out in Part I of the CPA Canada *Handbook*. The preparation of interim consolidated financial statements in accordance with IFRS requires management to make estimates, assumptions and judgements that affect the reported amounts of assets and liabilities and disclosure of contingent assets and liabilities at the reporting date and the reported amounts of revenue and expenses during the reporting period.

The most subjective of these estimates relate to:

(a) determining whether the cash flows from the mortgages receivable represent solely payments of principal and interest (SPPI);
(b) the measurement of impairment losses for mortgages receivable, in particular: measurement of credit risk to determine whether there has been a significant increase in credit risk since initial recognition; the assessment of when mortgages receivable become impaired and the incorporation of forward-looking information to determine expected credit losses;
(c) the measurement of fair value, cost of disposal and the value in use of investment properties;
(d) the measurement of the liability and equity components of the convertible debentures which depend upon the estimated market interest rates for a comparable debenture without the convertibility feature; and
(e) the measurement of fair value of the purchased or originated credit-impaired financial assets reflecting the lifetime expected credit losses.

Management believes that its estimates are appropriate; however, actual results could differ from the amounts estimated. Estimates and underlying assumptions are reviewed each quarter. Revisions to accounting estimates are recognized in the period in which the estimate is revised and in any future periods affected.

Economic uncertainties that began from the onset of the COVID-19 pandemic continue to persist. This has resulted in a challenge of reliably estimating the impact on financial results and condition of the company in future periods. Accordingly, there is inherently more uncertainty associated with the estimates, judgements and assumptions made by management in the preparation of the interim consolidated financial statements. It is not possible to forecast with certainty the extent to which the economic impact will affect the company's operations and financial results in the near-term and long-term. Areas of the company's business that could potentially be adversely impacted include, but are not limited to, mortgage interest rates, mortgage interest and fees revenue, rental income, allowance for mortgage losses and valuation of investment properties. Management continues to monitor and assess the impacts of these economic uncertainties on its estimates, judgements and assumptions.

Mortgages receivable

Mortgages receivable are a financial asset and are recognized initially at fair value and are subsequently carried at amortized cost using the effective interest method. All our mortgages receivable are held in a single business model. We have concluded that our business model is to hold mortgages receivable to collect contractual cash flows that represent SPPI.

Mortgages receivable and commitments are assessed for impairment at the end of each reporting period using an expected credit loss (ECL) model. The ECL model uses a three-stage impairment approach based on changes in the credit risk of the commitment or mortgage receivable since initial recognition. Credit quality is assessed at each reporting period and results in commitments and mortgages receivable being moved between stages, as necessary. Significant judgement is required when assessing evidence of credit impairment and estimating expected credit losses. For commitments and mortgages receivable, the company considers a number of past events, current conditions and forward-looking information when assessing if there has been a significant increase or subsequent decrease in credit risk. The company considers a commitment or mortgage receivable to be impaired when there is objective evidence that one or more events have occurred that have an unfavourable impact on estimated future cash flows such that there is no longer reasonable assurance as to the timely collection of the full amount of principal and interest.

An ECL represents the difference between the present value of all contractual cash flows that are due under the original terms of the contract and the present value of all cash flows expected to be received. The company's application of the concept uses three inputs to measure ECLs for commitments and mortgages receivable classified as Stage 1: probability of default (PD), loss given default (LGD) and exposure at default (EAD). These inputs are determined at each reporting period using historical data and current conditions. Adjustments may be made to the probability of default if the effects of, for example, forecasts of housing prices, employment and interest rates, are expected to be significant over the term of the mortgage. The inputs for Stage 1 mortgages receivable are calculated separately for (i) mortgages receivable on single-family residences and (ii) mortgages receivable on all other properties on the basis of differences in the credit risk of each. The ECL is assessed individually for each commitment and mortgage receivable classified as either Stage 2 or Stage 3. For mortgages receivable in these stages, forecast future information specific to the loan (for example, forecasts of real estate prices) is incorporated when assessing the cash flows expected to be received. The ECL methodology was modified to include an overlay adjustment to account for the uncertainty and difficulty in forecasting future economic conditions which began at the onset of the COVID-19 pandemic and continue to persist.

Mortgages receivable are presented on the interim consolidated statements of financial position net of the allowance for mortgage losses. A loss on a mortgage is written off against the related allowance for mortgage losses when there is no reasonable expectation of further recovery, which is the point at which the underlying real property has been liquidated and claims against guarantors, if any, are unlikely to recover any further losses. For any mortgages receivable that have been written off but where guarantors are still being pursued for collection, no recovery is recognized until it is virtually certain of collection. For further information see Note 3 (a) and (c) of our interim consolidated financial statements for the three and six month period ended June 30, 2023.

Revenue recognition

Mortgage interest and fees revenues are recognized in the statement of income and comprehensive income using the effective interest method, except mortgage interest and fees revenue on purchased or originated credit-impaired financial assets. Mortgage interest and fees revenues include our share of any fees received, as well as the effect of any discount or premium on the mortgage. Interest revenue is calculated on the gross carrying amount for mortgages receivable in Stages 1 and 2 and on the net carrying amount for mortgages receivable in Stage 3.

The effective interest method derives the interest rate that discounts the estimated future cash receipts during the expected life of the mortgage receivable (or, where appropriate, a shorter period) to its carrying amount. When calculating the effective interest rate, future cash flows are estimated considering all contractual terms of the financial instrument, but not future credit losses. The calculation of the effective interest rate includes all fees and transaction costs paid or received. Fees and transaction costs include incremental revenues and costs that are directly attributable to the acquisition or issuance of the mortgage.

Mortgage interest and fees revenue on purchased or originated credit-impaired financial assets is recognized in the interim consolidated statements of income and comprehensive income using the credit-adjusted effective interest rate, reflecting the expected credit losses, to the financial asset from initial recognition.

Convertible debentures

The convertible debentures can be converted into our common shares at the option of the investor. They are compound financial instruments with two components: a financial liability, and a call option which is an equity instrument. The fair value of the liability component is measured as of the date that the debentures were issued, and the equity instrument is valued on that date based upon the difference between the fair value of the debenture and the fair value of the liability component.

The measurement of the fair value of the liability component is based upon market rates of interest on similar debt instruments without the conversion feature. Expenses of issue are allocated between the two components on a pro-rata basis. The book value of the debt is accreted up to its face value over the life of the financial liability using the effective interest method, which provides for the application of a constant interest rate over the term of the debt. The value of the equity component is not re-measured subsequent to its initial measurement date.

Income taxes
We are, and intend to maintain our status as, a MIC, and as such are not taxed on income provided that it flows through to our shareholders as dividends during the year or within 90 days after December 31 each year. It is our policy to pay such dividends to our shareholders to remain non-taxable. Accordingly, no provision for current or future income taxes is required.

Future changes in accounting policies

Various pronouncements have been issued by the International Accounting Standards Board (IASB) or IFRS Interpretations Committee that will be effective for future accounting periods. The company closely monitors new accounting standards as well as amendments to existing standards and assesses what impact, if any, they will have on the interim consolidated financial statements. None of the standards issued to date are expected to have a material effect on the interim consolidated financial statements.

Controls and procedures

Our Chief Executive Officer (CEO) and Chief Financial Officer (CFO) are responsible for establishing and maintaining disclosure controls and procedures (DC&P) and internal control over financial reporting (ICFR), as those terms are defined in National Instrument (NI) 52-109 – *Certification of Disclosure in Issuers' Annual and Interim Filings*.

We designed the DC&P and ICFR, the latter of which was using the framework in *Internal Control – Integrated Framework* (published by the Committee of Sponsoring Organizations of the Treadway Commission (COSO), and as revised in 2013) to provide reasonable assurance (i) that material information relating to us is made known to our CEO and CFO during the reporting period; (ii) that information required to be disclosed by us in our filings under securities legislation is recorded, processed, summarized and reported within the required time periods; (iii) regarding the reliability of financial reporting and preparation of interim consolidated financial statements for external purposes in accordance with Canadian GAAP.

Our CEO and CFO evaluated the design effectiveness of the DC&P and ICFR, as defined by NI 52-109, as of June 30, 2023. Based on this evaluation, they concluded that the designs of the DC&P and ICFR were effective as of that date. NI 52-109 also requires Canadian public companies to disclose in their MD&A any change in ICFR during the most recent fiscal quarter that has materially affected, or is reasonably likely to materially affect, ICFR. No such change to ICFR has occurred during the most recently completed year.

It should be noted that a control system, no matter how well conceived and operated, can provide only reasonable, not absolute, assurance that its objectives are met. Because of the inherent limitations in any control system, no evaluation of control can provide absolute assurance that all control weaknesses including, for example, any instances of fraud, have been detected. Inherent limitations include: (i) that management's assumptions and judgements could ultimately prove to be incorrect as conditions and circumstances vary; (ii) the impact of any undetected errors; and (iii) controls may be circumvented through the unauthorized acts of individuals, by collusion of two or more people, or by management override. The design of any system of control is also based upon assumptions as to the likelihood of future events and there is no assurance that any design will succeed in achieving its goals under future conditions.

Outstanding share data

Our authorized capital consists of an unlimited number of common shares, of which 43,698,588 were issued and outstanding at June 30, 2023, and 43,744,438 were issued and outstanding as at the date hereof. In addition, as at the date hereof, 1,693,440, 2,211,540, 1,949,152, 1,971,430 and 2,402,986 common shares are issuable upon conversion or redemption or in respect of repayment at maturity of the outstanding 5.30%, 5.50%, 5.60%, 5.00% and the 5.10% convertible debentures, using the conversion price of $14.94, $15.60, $14.75, $17.50 and $16.75 respectively, for each common share.

We also have an employee share purchase plan, a deferred share incentive plan and a dividend reinvestment plan pursuant to which common shares are issued from time to time.

Risks and uncertainties

We are subject to many risks and uncertainties that may limit our ability to execute our strategies and achieve our objectives. We have processes and procedures in place in an attempt to control or mitigate certain risks, while others cannot be or are not mitigated. Material risks that cannot be mitigated include a significant decline in the general real estate market, interest rates changing markedly, being unable to make mortgage loans at rates consistent with rates historically achieved, not having adequate mortgage loan opportunities presented to us, and not having adequate sources of debt or equity financing available.

Under various federal, provincial and municipal laws, an owner or operator of real property could become liable for the cost of removal or remediation of certain hazardous or toxic substances released on or in its properties or disposed of at other locations. In rare circumstances where a mortgage is in default, we may take possession of real property and may become liable for environmental issues as a mortgagee in possession. As part of the due diligence performed in respect of our mortgage loan investments, we obtain a Phase I environmental audit on the underlying real property provided as security for a mortgage, unless the manager has determined that a Phase I environmental audit is not necessary.

Please also refer to "Forward-looking information," below, and the "Risk Factors" section of our Annual Information Form for the year ended December 31, 2022 which is incorporated herein by reference and is available at www.sedarplus.ca and at www.atriummic.com.

Forward-looking information

From time to time in our public communications we provide forward-looking statements. Such statements are disclosures regarding possible events, conditions, results of operations or changes in financial position that are based upon assumptions and expectations. These are not based upon historical facts but are with respect to management's beliefs, estimates, and intentions. Forward-looking statements generally can be identified by the use of forward-looking terminology such as "outlook", "objective", "may", "will", "expect", "intent", "estimate", "anticipate", "believe", "should", "plans", "continue" or similar expressions suggesting future outcomes or events. Forward-looking statements regarding earnings, possible mortgage losses, and mortgage portfolio growth are based upon assumptions regarding performance of the economy in general and real estate markets in particular. Forward-looking statements generally assume that our revenues and expenses continue to follow current trends, and that current trends in our mortgage portfolio growth continue.

All forward-looking statements reflect management's current beliefs and are based on information currently available to management. These statements are not guarantees of future performance and are based on our estimates and assumptions that are subject to risks and uncertainties which could cause our actual results to differ materially from the forward-looking statements contained in this MD&A or elsewhere. Those risks and uncertainties include risks associated with mortgage lending, competition for mortgage lending, real estate values, interest rate fluctuations, environmental matters and the general economic environment. For other risks and uncertainties, please refer to "Risks and uncertainties" above, and the "Risk Factors" section of our Annual Information Form for the year ended December 31, 2022 which is available at www.sedarplus.ca and at www.atriummic.com. That list is not exhaustive, as other factors could adversely affect our results, performance or achievements. The reader is cautioned against undue reliance on any forward-looking statements.

Although the forward-looking information contained in this MD&A is based upon what management believes are reasonable assumptions, there can be no assurance that actual results will be consistent with these forward-looking statements. We will not publicly update or revise any forward-looking statement, whether as a result of new information, future events or otherwise, unless required to do so by law.

Responsibility of management and the board of directors

Management is responsible for the information disclosed in this MD&A, and has in place the appropriate information systems, procedures and controls to ensure that the information used internally by management and disclosed externally is materially complete and reliable. In addition, our audit committee and board of directors provide an oversight role with respect to our public financial disclosures, and have reviewed and approved this MD&A and the interim consolidated financial statements as at June 30, 2023.

Dividend Reinvestment Plan

We have a Dividend Reinvestment Plan (DRIP) which is available to holders of our common shares. The DRIP allows participants to have their monthly cash dividends reinvested in additional common shares, at a discount of 2% from the market price.

Additional information

Additional information about Atrium, including our Annual Information Form for the year ended December 31, 2022, is available on SEDAR+ at www.sedarplus.ca. You may also obtain further information about us from our website at www.atriummic.com, by telephone at (416) 867-1053, or by email at info@atriummic.com.